

38228 Western Parkway

21,718± SF Industrial Building For Sale

Willoughby, Ohio 44094 (Lake County)



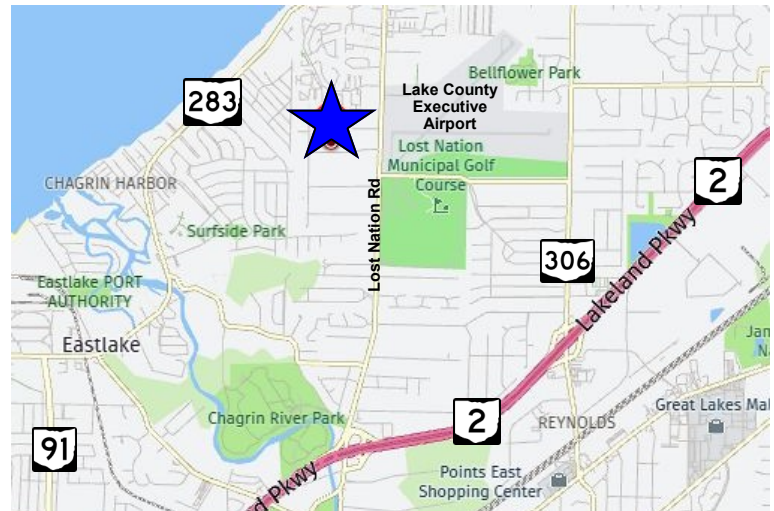
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Willoughby, OH 44094

Property Features:

- 21,718± SF Total Industrial Building
18,934± of Manufacturing/Warehouse Space
- Phase I - Built in 1988
4,950± SF Industrial Space
1,040± SF Office Space with Two Restrooms
- Phase II - Built in 1992
6,072± SF Industrial Space
400± SF Second Floor Mezzanine with Two Restrooms and Lunch Room
- Phase III - Built in 1994
7,912± SF Industrial Space
1,344± Second Floor Office Mezzanine
- 1.12± Acres
- Zoned: L-I, Light Industrial
- Fully Air-Conditioned Building

Continued...



Contact:
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Property Features Continued:

- 800 Amp, 600 Volt, 3 Phase Power
- One(1) OHD: 12'x9'10", Two (2) OHD 12'x14'
- Clear Ceiling Height 14'-16'
- U-Shaped Driveway around Building
- 20 Parking Spaces
- Municipal Incentives Available
- Manufacturer-friendly City
- Adjacent 1.1± Acre Development Land also Available Separately for \$125,000.00

Sale Price \$1,600,000.00



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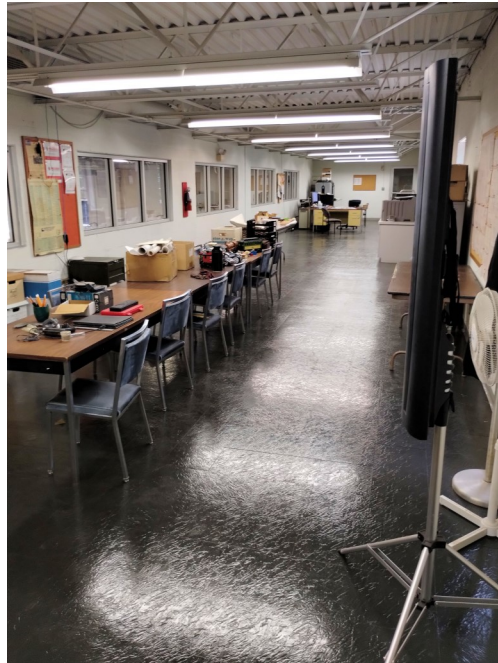
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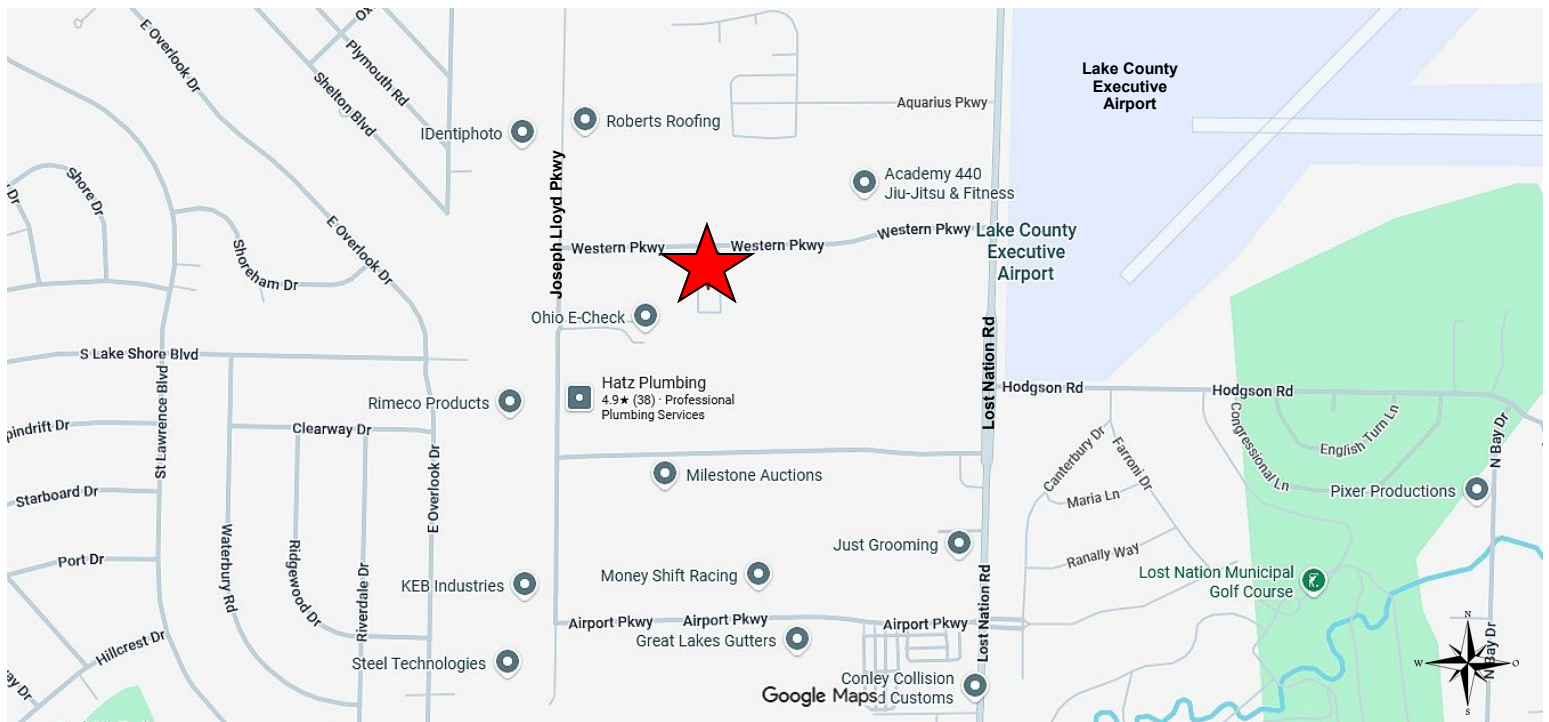
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